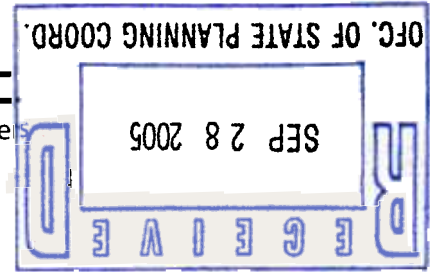




SCOTT ENGINEERING, INC.

Consulting Engineers • Surveyors • Land Planners



September 22, 2005

Ms. Constance C. Holland, Director
The Delaware Office of State Planning Coordination
540 South Dupont Highway
Thomas Collins Building, Third Floor
Dover, DE 19901

RE: Knollwood Subdivision Application
Plus Review- PLUS 2004-12-08
Project No. 2315

Dear Ms. Holland,

An application for Preliminary Plan approval for the Knollwood subdivision has been submitted to Kent County for their review and consideration. In accordance with your requirements, this letter is an attempt to respond to comments made at the PLUS meeting held December 22, 2004 on the above referenced property. Comments to PLUS are as follows:

- Office of State Planning Coordination** - We are in agreement with the Office of State Planning Coordination as this project is located in Investment Level 2 which the state supports growth. The portion of the site that is wetlands and is located in Investment Level 3 will be preserved according to the plan.
- **State Historic Preservation Office (SHPO)** - The 19th century house and outbuildings on this property existed in the location of a more recent house and have previously been removed. The location of the site was on property presently owned by others. However, we plan on contacting the (SHPO) prior to start of any construction in an effort to cooperate and allow them to explore the lands of the proposed subdivision.
- **Department of Transportation (DOT)** - We plan to work closely with the (DOT) as it relates to expansion of the Right-of-Way; the entrance design and outside improvements as it relates to this site.
 - 1 A Traffic Impact Study has been completed for the site and already reviewed by DelDOT. A number of meetings have already been held with DelDOT to discuss offsite roadway improvements recommended as a result of the TIS.
 - 2 We are in agreement about providing a paved multi-modal path along the frontage of the site in a 15-foot easement.
 - 3 We have eliminated some of the cul-de-sacs as requested, but feel that eliminating more will destroy the character of the proposed subdivision and limit

the ability to gain lots in irregular or isolated areas that are not conducive for providing loop streets.

- 4 We have provided a stub street to the Satterfield property to the west
- 5 The length of the median islands has been reduced to provide left turns in and out for all lots.
- 6 We have already contacted Brad Herb of JMT, an outside consultant reviewing plans for DelDOT, for the requirements for streets and access.

Delaware Transit Corporation- We have provided sidewalks and a bus stop

The Department of Natural Resources and Environmental Control (DNREC) –

Soils - We have taken into consideration the types and location of various soils located on the property and have located and designed stormwater management facilities, roadways and lots based upon the soil characteristics and limitations.

Wetlands - We have attended a Joint Permit Process Meeting for this proposed subdivision. All lots exclude wetlands and associated buffers. The County Zoning and Subdivision regulations require a 20 foot buffer of all lots from wetlands areas, which we have complied within our layout. Based upon the required buffer and the rear yard setback, for the most part, all lots provide the requested vegetated buffer of at least 100 feet, although this is not a State or County regulation. It has been determined by a wetlands professional and concurred with by the Army Corp that there are not wetlands located within the farmed areas of the property. The only wetlands that exist are in the wooded area of the property.

TMDLs – Under this category, we are sensitive to water runoff and will work with the Kent Conservation District to implement new design practices and BMP options that effectively address the reduction of TMDLs in accordance with their current regulations.

Water Supply – We will be working with the Tidewater Utilities for access to the their central water supply system. Well permits for dewatering will be applied for if found to be necessary for the construction practices proposed.

Water Resource Protection Areas - The proposed subdivision provides over 32.8 acres of open space, which is nearly 30 percent of the property. This far exceeds the minimum requirements of the Kent County Zoning and Subdivision regulations. Over 9 acres of stormwater management and recharge areas have been provided. Efforts have also been made to discharge and drain water across vegetated areas to facilitate recharge of relatively pure rooftop runoff.

Sediment and Erosion Control/Stormwater Management – We will work closely with the Kent Conservation District to design the appropriate stormwater management facility allowing ease of maintenance and the appropriate mechanism to be established for the ownership and control of the ponds.

Drainage – We will ensure that the project does not in any way hinder any offsite drainage from projects that are upstream. Existing clogged ditches along roadways will be cleaned and investigations will be made in an effort to lower the westerly road crossing pipe and incorporate the existing ditch on the property to the west of this project.

Forests - We have impacted very little forests and meet all of the Kent County Code for this zoning classification. Lots have been located as far as reasonable possible out of the wooded area and the minimum wetland buffer requirements met.

Open Space - Pulling all lot lines out of the forest will eliminate a number of valuable lots. Ample buffers for the wetlands and forested area have been preserved and provided. However, we will comply with all the elements of the Kent County code for this particular zoning classification.

Stormwater Ponds, Buffers, and Nuisance Species - We will landscape proposed ponds to deter nuisance species. Adequate buffers have been provided around all ponds so as to no attract geese. Specifications will be incorporated into the final construction drawings to provide for the planting of native plantings, including tall grasses, wildflowers ,shrubs, and trees at the edge and within the buffers.

Revegetation/Landscaping - We will not plant any invasive species and will consult the list of said species on the DNHP web site to avoid these types of species.

Recreation – A network of sidewalks/trails has been proposed throughout the development to link roads and open space together and to provide walking and biking facilities and opportunities for neighbors to interact in the community and facilitate safe, convenient off-road access to neighboring communities, public mass transit stops, recreation facilities, etc. Sidewalks have been provided along streets where required by the County Code.

Underground Storage Tanks – No underground storage tanks have a direct environmental impact on this property. Notification will be made to the appropriate authority if any are found.

Air quality – No comment

State Fire Marshal's Office - We will provide the State Fire Marshal's Office with a formal submittal. Tidewater Utilities has indicated that they have ample flow, pressure and storage to meet the minimum requirements of the Delaware State Fire Prevention Regulations.

Department of Agriculture – No comment

Public Service Commission – Natural gas is proposed for the subdivision and will be installed by Chesapeake Utilities in accordance with Pipeline Safety guidelines. The necessary data will be provided to Kent County Public Works for filing with the PSC.

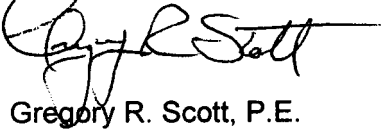
- **Delaware State Housing Authority** – None of the units in this project will fall in the category of affordable housing as identified by the Statewide Housing Needs Assessment.
- **Delaware Emergency Management** - We will comply with the necessary requirements.

Department of Education - We recognize that this property could have an impact on the Lake Forest School District and Caesar Rodney School District and will make necessary arrangements to accommodate for transportation and bus stops. Plans have been submitted to each of the school districts for their review and comment.

I believe that the above should adequately address the comments under the PLUS program. Please do not hesitate to contact me should you have any questions.

Sincerely,

SCOTT ENGINEERING, INC.



Gregory R. Scott, P.E.

Cc: Kent County Planning Office
Mr. Robert D. McKeown